



701 Hebron Avenue, 3rd Floor ~ Glastonbury, CT 06033
860.430.4971~ admin@conn-nahro.org ~ conn-nahro.org

Housing Committee

Testimony:

OPPOSE- SB No. 296: *AN ACT ELIMINATING THE REQUIREMENT TO STORE THE PERSONAL PROPERTY OF EVICTED TENANTS.*

Oppose- SB No. 297: *AN ACT CONCERNING REIMBURSEMENTS TO LANDLORDS FOR THE DISPOSITION OF TENANT PROPERTY.*

Chairmen Representative Williams and Senator Lopes, Ranking Members Senator Cicarella and Representative Polletta, and the esteemed members of the Housing Committee,

The Connecticut Chapter of the National Association of Housing and Redevelopment Officials (ConnNAHRO). ConnNAHRO represents over 200 members, to include housing authorities, housing developers, service providers and industry organizations. Our mission is to advocate for and support public housing authorities in their efforts to provide decent, safe, and affordable housing and to preserve Connecticut's public housing stock for future generations. We seek to advance industry knowledge and raise standards through professional development and staff training and through networking opportunities. In partnership with local organizations and through our relationship as a NAHRO chapter, we are committed to advocating for policy and legislation that supports, preserves and creates public and affordable housing in Connecticut communities and nationally.

SB No. 296: *AN ACT ELIMINATING THE REQUIREMENT TO STORE THE PERSONAL PROPERTY OF EVICTED TENANTS.*

This bill creates an unreasonable solution that removes a neutral, third-party—municipalities—from holding tenant possessions following execution of an eviction order under certain circumstances. While a municipality may not be an ideal solution given both the burden of administering this protection for tenant personal property, shifting the responsibility to an interested party in an eviction proceeding invites potential further litigation, unreasonable cost-shifts to already injured parties—the property owners. Moreover, placing the cost of compliance with this bill's provisions on an indigent, defendant-tenant serves neither the public interest nor ensures a plaintiff-landlord can even approach covering the initial injury for which the eviction proceeding was initiated. In fact, this bill, if it were to achieve final passage, exacerbates that injury.

At a minimum, ConnNAHRO, as Connecticut's premier association representing the interests of public housing authorities, requests an exemption for public housing tenancies on the basis that the additional administrative and economic burden that this bill would effect upon these entities places significant



701 Hebron Avenue, 3rd Floor ~ Glastonbury, CT 06033
860.430.4971~ admin@conn-nahro.org ~ conn-nahro.org

strain on operating budgets and budget reserves. This strain will diminish public housing authorities' ability to provide housing to some of Connecticut's most vulnerable populations.

As such, ConnNAHRO must **strenuously oppose** SB No. 296: ***AN ACT ELIMINATING THE REQUIREMENT TO STORE THE PERSONAL PROPERTY OF EVICTED TENANTS.*** absent a system-level exemption for all public housing authorities.

Oppose- SB No. 297: ***AN ACT CONCERNING REIMBURSEMENTS TO LANDLORDS FOR THE DISPOSITION OF TENANT PROPERTY.***

ConnNAHRO views this bill as a companion to SB No. 296, discussed above, and must also **oppose** it for similar reasons.

While ConnNAHRO can appreciate the intent to alleviate the long-term cost burden that would arise from the passage of SB No. 296 by establishing a judicial avenue for recovery, this intent is vitiated by this bill's exacerbation of the underlying injury for which the eviction proceeding was initiated.

The inefficiency of two companion bills to make these changes is analogous to the inefficiency in the effect that these two bills have on the eviction process and landlord interests. In the first instance (SB No. 296), the landlord would be required to undertake additional logistical and financial burdens to ensure statutory compliance which creates a subsequent injury that would require follow-on judicial action for relief in the second instance (SB No. 297).

ConnNAHRO reiterates its request as it relates to SB No. 297 for an exemption for public housing tenancies on the basis that the additional administrative and economic burden that this bill would effect upon these entities places significant strain on operating budgets and budget reserves. This strain will diminish public housing authorities' ability to provide housing to some of Connecticut's most vulnerable populations.

As such, ConnNAHRO must **strenuously oppose** SB No. 297: ***AN ACT CONCERNING REIMBURSEMENTS TO LANDLORDS FOR THE DISPOSITION OF TENANT PROPERTY*** absent a system-level exemption for all public housing authorities.

Thank you for your time and consideration.